

AGENDA: April 27, 2004

4.4

CATEGORY: Consent

DEPT.: Community Development

TITLE: Gatekeeper Authorization for Precise Plan
Amendment for El Camino Hospital

RECOMMENDATION

Approve the assignment of staff or other resources for an application to amend the development standards in the El Camino Medical Park Precise Plan and the Planned Community Permit for the El Camino Hospital redevelopment.

FISCAL IMPACT

There will be the need to utilize staff or other resources of about 0.20 to 0.30 full-time equivalent (FTE). A detailed discussion of staff resources is provided later in this report.

BACKGROUND AND ANALYSIS

The City's Gatekeeper Ordinance requires all private party applications for a General Plan or precise plan amendment to be forwarded to the Council for authorization to process the application. This ordinance was adopted to allow the Council to evaluate the estimated City resources required to analyze an application, the currently available resources and the relative priority of the subject application in relation to other work that might be assigned to those resources. The gatekeeper review does not involve an analysis of the merits of the proposed amendment, which must go through its own fact-finding evaluation and public hearing review, and Council authorizing staff to process the application does not in any way indicate support for the proposed amendments.

On March 31, 2004, an application was received from El Camino Hospital for reconstruction of its facilities in compliance with the requirements of SB 1953, which mandates seismic compliance of patient care structures by 2008. In conjunction with the implementation of the seismic compliance upgrades, El Camino Hospital plans to: construct a new-five-story, 450,000 square foot hospital building with 300 beds, a new four-story, 80,000 square foot medical office building and a four-level parking structure for 873 cars; seismically upgrade and renovate the remaining portion of the existing hospital building; and expand the central plant. The existing Oak Pavilion and seven-story hospital tower with 262 beds (licensed for 426 beds) will be demolished. Construction is projected to commence in the summer of 2005 and continue for approximately 33 months.

The project will require amendments to the El Camino Medical Park Precise Plan for site coverage, building height, parking, setbacks and Heritage tree removal.

Under the terms of the Gatekeeper Ordinance, the Council's review of when the application should be processed and what resources should be used is based on four criteria. Staff's analysis of this application for amendments to the El Camino Medical Park Precise Plan under the criteria is as follows:

1. *Effect of this application on other current or anticipated applications or assignments*—It is estimated that normal processing of the El Camino Medical Park Precise Plan amendment and the Planned Community Permit will require approximately 0.20 to 0.30 FTE (0.05 to 0.10 FTE for FY 2003-04 and 0.15 to 0.20 FTE for FY 2004-05). A combination of staff and consultant resources will be used to process the application. Staff and consultant costs will be charged to the applicant on a cost-recovery basis as has been done previously.
2. *Should this application be combined with other requests?*—The area covered by the application lies in the El Camino Medical Park Precise Plan. There are currently no other pending applications or planned studies for the above Precise Plan area; therefore, this application can be processed on its own.
3. *Previous reviews*—The Gatekeeper Ordinance also includes a criterion concerning whether this site or topic has been previously worked on in the recent past. A planning application was processed for the YMCA expansion in 1999, which included a traffic report and parking study. However, given the significant size of the proposed project, a comprehensive analysis of impacts, including traffic, parking, noise, etc., will be required.
4. *Council identification of staff resources and priority of this project*—As indicated above, processing of the application will require approximately 0.20 to 0.30 FTE. Due to the community-wide significance of the project, it is recommended that a combination of 0.20 to 0.30 of staff and consultants be assigned to the project. As indicated above, staff and consultant costs will be charged to the applicant on a cost-recovery basis.

Long-Term Fiscal Impacts

The fiscal impact ordinance adopted in June 2004 requires a fiscal impact analysis for any project/application that is subject to the Gatekeeper Ordinance. El Camino Hospital is a special district and operates as a not-for-profit hospital. As a public entity, El Camino Hospital does not currently pay property taxes. The proposed project will expand existing uses (floor area, beds, etc.) by about 50 percent. No new uses are proposed. Though the City

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may be potentially required to provide increased services to El Camino Hospital, there will be no direct revenues from the proposed development.

Schedule

Under the California Environmental Quality Act (CEQA), the project may be granted a categorical exemption under Section 15302(a) for "*replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase capacity more than 50%.*" However, the project will require a comprehensive analysis for traffic, parking, noise, etc., to ensure that it does not have any significant impacts on the environment. It is anticipated that the Precise Plan amendments and Planned Community Permit to review the proposed development will take approximately six months. In the event that the project requires a higher level of CEQA review due to changes in the project, additional time may be required. The proposed Precise Plan amendments will be reviewed by the Environmental Planning Commission and the Planned Community Permit for the proposed development will be reviewed by the Zoning Administrator. The City Council will make the final decision on both the Precise Plan amendments and the Planned Community Permit.

PUBLIC NOTICING—Agenda posting and notification of interested parties.

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Approved by:

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Attachments: 1. Project Location Map
2. Work Program 2003-04
3. Draft Work Program 2004-05